

TRANSFER
TAX
PAID

WARRANTY DEED

023519

KNOW ALL MEN BY THESE PRESENTS, that we WILLIAM J. MORGAN and JUDY A. MORGAN of Waterville, County of Kennebec and State of Maine in consideration of FIVE THOUSAND DOLLARS (\$5,000.00) and other valuable consideration paid by WILLIAM J. MORGAN and CHARLES P. LAMBERT of Waterville, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said WILLIAM J. MORGAN and CHARLES P. LAMBERT, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Beginning in the easterly line of Pleasant Street at the southwesterly corner of W.M. Dunn's homestead lot; thence easterly along the southerly line of said W.M. Dunn's homestead lot; thence easterly along the southerly line of said W.M. Dunn's land one hundred six and thirty-eight hundredths (106.38) feet to a stone monument; thence southerly, sixty-one and ten hundredths (61.10) feet to a stone monument; thence westerly one hundred eight and seventy-five hundredths (108.75) feet to the easterly line of Pleasant Street; thence northerly along the easterly line of Pleasant Street seventy-three and seventy-five hundredths (73.75) feet to the point of beginning.

Also a narrow strip of land adjacent to the above described parcel and bounded as follows, to wit: Beginning at the stone monument marking the northeasterly corner of the above described lot; thence easterly two (2) feet in the southerly line of said W.M. Dunn's land; thence southerly twenty-nine (29) feet; thence westerly one and one-half (1 1/2) feet to the east line of the lot first herein bounded; thence northerly twenty-nine (29) feet in the east line of the lot first herein bounded to the point of beginning.

Also the right to enter upon the adjacent land now or formerly owned by Henry A. Wright for the purpose of repairing any building standing on the last described strip.

And subject to certain restrictions and easements running in the favor of one Henry A. Wright, his heirs and assigns, and more particularly described in a deed recorded in the Kennebec County Registry of Deeds in Book 1268, Page 498.

Being the same premises as conveyed to William J. Morgan and Judy A. Morgan by warranty deed of Reginald J. Duguay dated March 27, 1991 and recorded in Book 3884, Page 240 in the Kennebec County Registry of Deeds.

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To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Reginald J. Duguay, his heirs and assigns, to him and their use and behoof forever.

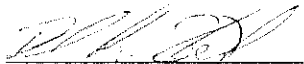
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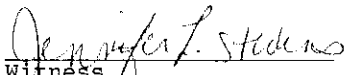
And we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Reginald J. Duguay, his heirs and assigns forever, against the lawful claims and demands of all persons.

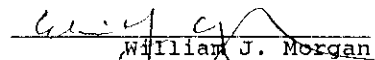
PROVIDED NEVERTHELESS, that if the said William J. Morgan and Charles P. Lambert, their heirs, executors or administrators pay to the said Reginald J. Duguay, his heirs, executors, administrators, or assigns, the sum of FORTY-NINE THOUSAND NINE HUNDRED SIX DOLLARS AND EIGHTY-EIGHT CENTS (\$49,906.88) within twenty (20) years from the date hereof, with interest on said sum at the rate of nine percent (9%) per annum, during said term and for such further time as said principal sum or any part thereof shall remain unpaid, payable annually, and until such payment shall pay all taxes and assessments on the granted premises, to whomsoever laid or assessed, and shall keep the buildings thereon insured against fire in a sum not less than FIFTY THOUSAND DOLLARS (\$50,000) or the benefit of the said Grantee, and his executors, administrators and assigns, in such form and at such insurance offices as they shall approve, and shall not commit nor suffer any strip or waste of the granted premises, nor commit any breach of any covenant herein contained, then this Deed, as also a certain promissory note bearing even date with these presents given by the said William J. Morgan and Charles P. Lambert to the said Reginald J. Duguay to pay the sum and interest at the time aforesaid, shall both be void, otherwise shall remain in full force.

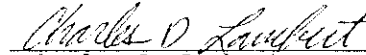
IN WITNESS WHEREOF, We, the said William J. Morgan and Charles P. Lambert, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 18th day of August, 1995

Signed, Sealed and Delivered
in presence of


Witness


Witness


William J. Morgan


Charles P. Lambert

48-225

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said WILLIAM J. MORGAN and CHARLES P. LAMBERT, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said WILLIAM J. MORGAN and CHARLES P. LAMBERT, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said WILLIAM J. MORGAN and CHARLES P. LAMBERT, Grantors, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 18th day of August, 1995.

Signed, Sealed and Delivered
in presence of

[Signature]
Witness

[Signature]
William J. Morgan

[Signature]
Witness

[Signature]
Judy A. Morgan

STATE OF MAINE,
Kennebec, ss.

August 18th, 1995

Then personally appeared the above named WILLIAM J. MORGAN and JUDY A. MORGAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Attorney at Law

Steven T. Blackwell

RECEIVED KENNEBEC SS.

95 OCT -6 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS